

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 12548, of President and Directors of Georgetown University, pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Paragraph 3101.46 to permit the construction of a Student Village complex under the campus plan for Georgetown University in the R-3 District at the premises 3700 "O" Street, N.W., (Square 1231, part of Lot 1).

HEARING DATE: December 21, 1977
DECISION DATE: January 4, 1978

FINDINGS OF FACT:

1. The proposed housing facility is located near the southern edge of the Georgetown University Campus between Lauinger Library and the new south dormitory. Its address is 3700 "O" Street, N.W., and it is located in an R-3 District. The facility is identified as Village Complex A in the Georgetown University Campus plan as approved by the Board in BZA Order No. 10814, dated December 19, 1977.
2. The proposed site is now being used as tennis courts which will be replaced by the subject housing facility. The facility, consisting of a cluster of town houses and apartment houses, will contain one hundred twenty eight living units and will accommodate approximately five hundred and ten students.
3. The housing facilities proposed in the subject application are in general conformity with the approved campus plan as to the location and the number of students to be accommodated.
4. The facility is designed to meet a pressing need of the University for dormitory facilities for the students.
5. There will be no increase in the enrollment of students at the University as a result of the proposed housing.

6. The gross floor area of existing buildings on the campus is 2,571,155 square feet, or a FAR of 0.588. The gross floor area of recent or proposed additions to buildings on the campus is 207,858 square feet. The gross floor area of the proposed student village complex is 127,636 square feet. The total gross floor area with this building would be 2,901,649 square feet, or 0.664 FAR. The maximum permitted FAR is 1.8.

7. The University has at present 3,135 parking spaces, with 573 more presently under construction in a garage on Reservoir Road, for a total of 3,708 spaces. The University is required to provide 1,774 parking spaces. There will be no change in the number of spaces provided as a result of this application, nor will there be a change in the number required.

8. The location of this facility on the Main Campus will cut down the total number of vehicular trips to and from the Main Campus. Visitors will have the use of the Main Parking Lot No. 3. There will be few outside service vehicles, as the University maintains its own internal service and maintenance organization.

9. The Village Complex is substantially removed from nearby residences.

10. The preliminary design of the Village Complex has been approved by the Fine Arts Commission by an endorsement dated November 15, 1977.

11. Georgetown University was established in 1789 under a charter granted to it by the Congress of the United States. It is an accredited University and authorized to confer degrees, and qualifies as a university under the Zoning Regulations.

12. The Municipal Planning Office by report, dated December 16, 1977, recommended approval of the application on the grounds that the proposed housing facilities are in general conformity with the Georgetown Campus Plan provisions previously approved by the Board.

13. The Department of Transportation, in a report dated January 20, 1978, stated that its review of the application identified no adverse impact and that since the housing will be located within the campus, an insignificant amount of vehicular traffic affecting local streets will be generated during peak hours by students living in the quarters. The Department also noted that the plans conform to the overall Georgetown University Master Plan.

14. There was no opposition to the application.

15. The Board of Zoning Adjustment heard this case pursuant to a stipulation signed by counsel for Georgetown University and counsel for the Citizens Association of Georgetown, and the Foundation for the Preservation of Historic Georgetown. The stipulation reads as follows:

"The parties to BZA Application No. 10814 hereby stipulate and agree that BZA Application No. 12548 may proceed and be decided by the Board of Zoning Adjustment without regard to the pendency of any review proceedings respecting the Board's Order of December 19, 1977, in BZA Application No. 10814. The parties further agree that the validity of the decision of the Board in BZA No. 12548 will not be affected by the result of any review proceedings respecting the Board's Order of December 19, 1977, and that the Order entered by the Board in Application No. 12548 shall not be construed as having any bearing upon the validity of the Board's Order of December 19, 1977."

16. Advisory Neighborhood Commission 3A, filed no recommendation on the application.

CONCLUSIONS OF LAW:

Based on the record, the Board concludes that Georgetown University meets the requirements of a university within the meaning of the Zoning Regulations, that the proposed Student Village Complex is so located that it is not likely to become objectionable to neighboring property owners because of noise, traffic, number of students, or other objectionable conditions and that the proposed complex, when added to all existing buildings and structures on the Campus, does not exceed the gross floor area prescribed for the R-5-B District.


The Board further concludes that this project is in accordance with the approved University Campus Plan and with the purpose and intent of the Zoning Regulations. Accordingly, it is ORDERED that the application is GRANTED SUBJECT to the following CONDITIONS:

- a. The dormitory facilities shall house a maximum of 510 students.
- b. These 510 students shall not be permitted to obtain on-campus parking privileges, nor shall they be permitted to park a vehicle in the vicinity of the campus while in residence at the University.

VOTE: 4-0 (Walter B. Lewis, Charles R. Norris, William F. McIntosh and Leonard L. McCants to GRANT, Chloethiel Woodard Smith not voting, not having heard the case).

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY:



STEVEN E. SHER
Executive Director

FINAL DATE OF ORDER: 21 MAR 1978

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.